

CITY OF LANGFORD

MINUTES OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE

Monday, September 13, 2021 @ 5:30 pm

**Due to COVID-19 Council Chambers is Closed
Meeting by Teleconference**

PRESENT

Councillors: D. Blackwell (Chair), and R. Wade (Vice-Chair).

By Telephone: Members C. Brown, J. Raappana.

ATTENDING

L. Stohmann, Deputy Director of Planning and Subdivision; and Michelle Mahovlich, Director of Engineering and Public Works.

ABSENT

Members: A. Creuzot, S. Harvey, D. Horner, and K. Sheldrake.

1. CALL TO ORDER

The Chair called the meeting to order at 5:31 p.m.

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE

SECONDED: C. BROWN

That the Planning, Zoning and Affordable Housing Committee approve the agenda as presented.

CARRIED.

3. ADOPTION OF THE MINUTES

a) Planning, Zoning & Affordable Housing Committee Meeting – August 9, 2021

MOVED BY: COUNCILLOR WADE

SECONDED: C. BROWN

That the Planning, Zoning and Affordable Housing Committee approve the minutes of the meeting held on August 9, 2021.

CARRIED.

4. REPORTS

- a) Application to Rezone 3216 Happy Valley Road from Rural Residential 2 (RR2) Zone to Residential Townhouse 1 (RT1) Zone to Allow for an 18-unit Townhouse Development**
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: C. BROWN

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council:

Refer the application back to staff for further review of the access, and direct staff to bring another report to a future Planning, Zoning and Affordable Housing Committee meeting for further review.

CARRIED.

- b) Application to amend the text and schedule map of the CD3 (Comprehensive Development – Westhills) Zone**
- **Staff Report (Planning)**

MOVED BY: COUNCILLOR WADE
SECONDED: C. BROWN

That the Planning, Zoning and Affordable Housing Committee recommend to Council:
That Council:

1. Direct Staff to prepare a bylaw to amend the CD3 (Comprehensive Development 3 – Westhills) Zone to allow various zone changes, subject to the following conditions:
 - a) That prior to bylaw adoption, a Section 219 Covenant is registered on title in priority of all other charges on title that secures the updated Master Development Agreement;
 - b) That prior to bylaw adoption, the current Section 219 Covenant registered on title that contains the existing Master Development Agreement be discharged;
 - c) That prior to bylaw adoption, the applicant enter into a Parkland Dedication Agreement with the City to the satisfaction of the Chief Administrative Officer which shall include the following:
 - i. That 40% of the lands as generally shown on Appendix D shall be dedicated to the City at the time of adjacent development;
 - ii. Notwithstanding (i), that 35 acres of land located within the red outlined portion as shown on Appendix D, inclusive of the rock-climbing area, shall be transferred to the City within 6 months of the adoption of this bylaw;
 - iii. That the content within the existing Master Development Agreement in relation to the timing of parkland dedication be included;
 - d) That prior to bylaw adoption, the applicant enter into an agreement securing that Westhills Land Corp. shall construct a railway platform and station should passenger rail service be re-instated along the E&N corridor, to the satisfaction of the City Administrative Officer.

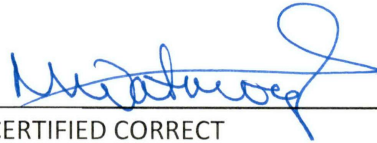
CARRIED.

5. ADJOURNMENT

The Chair adjourned the meeting at 7:37 p.m.



CHAIR



CERTIFIED CORRECT
(Corporate Officer)

Marie Watmough
Corporate Officer